

BOARD OF ASSESSORS

VILLAGE OF ARDEN

DECEMBER 11, 2006

The Organizational Meeting of the Board of Assessors was called to order by Convener Alton Dahl, and the following were present:

PRESENT: Brooke Bovard, Walter Borders, Alton Dahl, Mary Marconi,

Denis O'Regan, Charles Robinson, and Larry Walker

ABSENT: None

Alton requested that each Assessors sign the Oath of Office, and everyone signed the forms, which were subsequently notarized. Alton asked for nominations for Chair, and Brooke Bovard was nominated and elected to the position. Walter Borders was asked to be "Web Master" for the Board, and he agreed. Brooke suggested that the Secretary position be rotated, with each member being the Secretary for one meeting. This was approved, and the order of service would be in reverse alphabetical order, which meant Larry Walker was the Secretary for the first Meeting.

The Green Books of Carl Falco and Tom Wheeler need to be returned, and the Secretary was asked to contact both of them.

The Meeting dates were set as follows:

January 30, 2007

February 27, 2007

March 27, 2007

April 24, 2007

May 19, 2007 (4:30 pm Public Meeting)

May 22, 2007

June 5, 2007 (Public Meeting)

June 19, 2007

The Secretary was asked to reserve the BWVC for these Board of Assessors Meetings and Public Hearings. The Secretary will also post these Meeting dates, as required.

The Members decided that they would allow public comments at 7:30 pm at the start of Meetings, and these comments would be at the pleasure of the Board.

The Secretary obtained all of the e-mail addresses of the Board, and he will send them to all Members when the Draft of the Meeting Minutes.

Each Member was asked to briefly describe his or her philosophy so other Members would have a general idea of the starting points for the Board.

Alton Dahl felt that there should be minimal change in how the various decisions were reached by the Board. He felt that leaseholders are more comfortable when they do not have to deal with major financial changes.

Larry Walker said that he would argue for an increase in the "A Rate." This is portion of the Land Rent that all must pay for the right/privilege of living in Arden, and collecting the majority of Land Rent from this category would be most equitable. In any event, the Board will likely have to consider a significant Land Rent Increase because New Castle County has indicated there will be a 5% Real Estate Tax increase next year.

Brooke Bovard wanted to look at the three Rates to see if they focus on what exactly exists today in Arden. She wanted to look at the effect of Non-Resident Lease Holders.

Denis O'Regan wanted to focus on the A Rate, and to consider the effects of Non-Resident Lease Holders.

Charles Robinson looked for minimal changes. He wanted to possibly consider a redistribution of certain portions of "The Community Standard of Living" like the Arden Page contribution, trash removal services, and paying the Avery Property Mortgage.

Walter Borders said that "The Community Standard of Living" was a good solution to an awkward situation. However, the Factors and Rates need to be re-adjusted.

Mary Marconi said she would share her thoughts at a future Assessors Meeting.

Brooke said that the discussions at the January Meeting should focus on the Factors, and alternatives to the Rate Factor Assessments.

Respectfully submitted,

Larry Walker, Secretary for December 2006, Board of Assessors.